

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

Petition Number	0706-PUD-03
Approximate Address	3000 West State Road 32
Petitioner	Wilfong & Kreutz Land Development, LLC
Request	Change the zoning of approximately 214 acres from the AG-SF-1 District to the Towne Road Crossing PUD District.
Current Zoning	AG-SF-1
Approximate Acreage	214 acres
Exhibits	1) WCD Staff Report, 10/22/07 2) Petitioner's Exhibits, 10/5/07

PETITION HISTORY – OCTOBER 22, 2007

This petition appeared before the Westfield-Washington Township Advisory Plan Commission for public hearing on June 25, 2007. At that hearing, the Advisory Plan Commission referred this petition to the Comprehensive Plan Subcommittee of the APC. The subcommittee met to review this petition on six occasions, and forwarded a favorable recommendation to the full APC at the October 3, 2007 meeting.

In addition to regular meetings of the Comprehensive Plan subcommittee of the APC meeting to review the full PUD, a second, ad-hoc subcommittee was appointed to review the conservation subdivision component of the proposed PUD. This ad-hoc subcommittee met on five occasions, and forwarded a favorable recommendation to the Comprehensive Plan subcommittee at the September 27, 2007 meeting.

This petition appeared before the Westfield Town Council for initial consideration at the May 14, 2007 Town Council meeting. No second consideration was requested.

PROCEDURAL

- Planned Unit Development petitions are required to have a public hearing. Legal notice was provided for the required public hearing for the June 25, 2007 meeting in accordance with all applicable statutes. The public hearing held on June 25, 2007 satisfied all applicable statutes.
- This petition was referred to the Comprehensive Plan Subcommittee of the APC for consideration in accordance with the Westfield-Washington Township Advisory Plan Commission rules of procedure.
- The Advisory Plan Commission issues a recommendation to the Town Council in regard to proposed changes in zoning.

REQUEST

The proposed change in zoning would provide for the creation of a new planned unit development, consisting of approximately two hundred and fourteen (214) acres. The parcels subject to this request are identified in petitioner's Exhibit A-1.

The proposed Towne Road Crossing PUD district would provide for the development of the subject site with multiple land uses, including commercial, office, attached single-family dwellings, detached single-family dwellings, and multi-family. Figures provided in Exhibit 17 of the proposed PUD ordinance estimate a maximum of three hundred (300) multi-family dwellings and a maximum of two hundred and seventy (270) detached and attached single-family dwellings. The petition also proposes approximately two hundred and fifty thousand square feet (250,000) of new commercial development, approximately two hundred and seventy thousand square feet (270,000) of office development, and approximately seventy-two (72) acres of open space.

INTRODUCTION

The request concerns property located both north and south of State Road 32. The portion of the subject site located north of State Road 32 is generally located in the northeast corner of the intersection of State Road 32 and Centennial Road, and extends north approximately one-quarter mile. The subject site extends east along State Road 32 approximately two thousand (2,000) feet. Two parcels abutting the north side of State Road 32, consisting of approximately 1.70 and 0.97 acres respectively, are surrounded by the subject site and are excluded from this request.

The portion of the subject site located south of State Road 32 has approximately seven hundred and fifty (750) feet of frontage along the south side of SR 32. The subject site extends approximately one thousand, seven hundred and fifty (1,750) feet south of the SR 32 right-of-way. The east boundary of the portion of the subject site south of State Road 32 is roughly defined by individual single-family lots abutting Little Eagle Creek Avenue. The southern portion of the subject site includes a portion of the abandoned rail right-of-way of the Old Central Indiana Railroad.

The subject site is comprised of ten full parcels. The subject site is located in the AG-SF-1 District, and is primarily used agriculturally.

PUBLIC POLICIES

Comprehensive Plan

The future land use map included in the Amended Westfield-Washington Township 2020 Plan (pg. 17) identifies several proposed uses for the subject site.

The portion of the subject site abutting State Road 32 is located in an area identified as an "Employment Corridor," which the plan identifies as consisting of office and service

uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Employment Corridor recommendations (page 52) further anticipate reserving employment corridors for employment-generating uses and related supporting service uses, as well as limiting industrial uses that would be visible to those that would not have negative land use impacts. The Employment Corridors recommendations specifically recommend smaller-scale local office and service uses along State Road 32, and cautions against permitting business uses on the south side of State Road 32 unless it can be demonstrated that no negative impact will be felt by abutting neighborhoods or residential uses.

The Amended Westfield-Washington Township 2020 Plan includes the majority of the portion of the subject site south of State Road 32 in an area identified as “Existing Rural Southwest.” Development policies for the Rural Southwest (page 26) anticipate single-family detached houses on either large lots, or in Rural or Conservation Subdivision development patterns. The development policies further anticipate maximizing open space and designing proposed developments in a manner that protects and preserves open spaces. The Amended Westfield-Washington Township 2020 Plan also includes extensive recommendations in regard to subdivision design (page 29).

The Amended Westfield-Washington Township 2020 Plan includes the part of the portion of the subject site north of State Road 32 in an area identified as “Rural Northwest.” Development policies for the Rural Northwest (page 31) anticipate single-family detached houses on either large lots, or in Rural or Conservation Subdivision development patterns. Like the development policies for the Rural Southwest, the recommended development policies further anticipate maximizing open space and designing proposed developments in a manner that protects and preserves open spaces. The Amended Westfield-Washington Township 2020 Plan emphasizes concern with connectivity and contiguous development, and indicates that development of this area may be more likely five years or more in the future (page 30).

Thoroughfare Plan

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies State Road 32 as a “Primary Arterial 1,” and recommends a minimum dedication of a seventy-five (75) foot half right-of-way. As the portion of the subject site abutting the public right-of-way of State Road 32 abuts both sides of the right-of-way, a full one hundred and fifty (150) foot right of way should be provided.

The adopted Westfield Thoroughfare Plan includes State Road 32 in a “Pedestrian Corridor” as a component of the Bike and Pedestrian Plan section. This policy recommends pedestrian-scale structures and architecture, character, and amenities for the area abutting State Road 32. These parcels are also located in an area identified as a “Pedestrian District.” The recommendations associated with a pedestrian district designation further emphasize walkability at the subject site.

Other parcels included in this request abut the public right-of-way of Centennial Road, which is identified as a collector road. A fifty (50) foot half right-of-way is

recommended for a collector street.

The subject site also includes an area identified for the extension and connection of Towne Road from the current terminus at Little Eagle Creek Avenue north to State Road 32. The Thoroughfare Plan further recommends the extension of the Towne Road right-of-way north from State Road 32 to eventually connect to Lamong Road. The submitted concept plan depicts a proposed extension of Towne Road within the subject site.

Water and Sewer

The Westfield Water Master Plan depicts the subject site as served by a future sixteen-inch water main along the right-of-way of State Road 32. The Westfield Sewer Master Plan depicts the proposed West Side Interceptor project as located near the subject site at the eastern property line of the subject site (along Little Eagle Creek), but does not depict any proposed mains as extended through or adjacent to the subject site.

Annexation

Portions of the subject site are within the corporate limits. A petition for voluntary annexation should accompany any request for a change in zoning.

TECHNICAL REVIEW

This petition underwent preliminary review by the Technical Advisory Committee at the May 30, 2007 TAC meeting. Agencies represented included Westfield Fire, Westfield Public Works, the Hamilton County Surveyor's Office, Duke Energy, Citizen's Gas, and the Indiana Department of Transportation.

PUD REQUIREMENTS

Terms of the Westfield-Washington Township Planned Unit Development ordinance require a neighborhood meeting with abutting property owners, and a report on the events of such meeting. The petition file includes a report of the events of that meeting, dated June 15, 2007.

Further, the subject site has the potential to yield over 15,000 square feet of retail space. This threshold would require the submittal of a Traffic Impact Study. At the request of WPWD, the required Traffic Impact Study for this site will be required to be provided at the time of the submittal of the first Development Plan Review associated with this proposed development.

PLANNED UNIT DEVELOPMENT EVALUATION

The purpose of the planned unit development district is to provide the opportunity to design and construct a single project comprised of a mixture of land uses, zoning classifications, residential densities and nonresidential intensities. The opportunity to develop a site as a Planned Unit Development (PUD) is also considered an opportunity to improve the design, character, and quality of new development, to encourage a

harmonious and appropriate mixture of uses, and to arrange improvements on a site so as to preserve desirable features.

The proposed Towne Road Crossing PUD ordinance would provide for multi-family housing, attached single-family dwellings, office uses, retail uses, and a conservation-design single-family detached subdivision. The proposed Towne Road Crossing PUD is designed in a manner that buffers dissimilar uses within the proposed development, and also locates uses of lower intensity adjacent to abutting existing dwellings or undeveloped areas. Design elements found within the proposed ordinance include a path network, a boulevard streetscape, multi-use and multi-tenant non-residential centers, and a variety of housing types.

Given that the aspects of the proposal identified above are consistent with the purpose of the PUD statute, it is the staff opinion that the proposal represents a valid use of the PUD ordinance.

PUD ORDINANCE EVALUATION

The Towne Road Crossing PUD follows the approach first seen in the recently-adopted Eagletown (formerly “Eagle Station”) PUD. This approach to the structure of the proposed ordinance revises all pertinent aspects of the applicable Zoning Ordinance text, letting the revised text dictate the development of the subject site instead of the provisions of the underlying district. As per the terms of the PUD ordinance, existing districts from the W-WT Zoning Ordinance are still to be adopted as underlying districts as a precaution. However, given the approach to the construction of the proposed ordinance, it is unlikely the terms of the underlying district will need to be consulted in the application of this PUD.

Residential Districts

The provisions of the proposed Towne Road Crossing PUD would provide for three proposed dwelling districts: a “Rural Southwest District,” a “Single Family Attached District,” and a “Multi-Use District.”

The residential provisions of the “Multi-Use District” would be most similar to the existing MF-2 District. This district would also provide for office uses and assisted living. The terms of the “Single Family Attached District” would be most consistent with the existing SF-A District.

The Westfield-Washington Township Zoning Ordinance does not contain a district that would be considered similar to the proposed “Rural Southwest District.” The provisions of the “Rural Southwest District” would result in a conservation-design subdivision, characterized by the preservation of extensive natural areas, design of the site without the disturbance of existing topographic and water features, and the clustering of home sites. The Amended Westfield-Washington Township 2020 Plan includes extensive discussion on the principles of conservation subdivision design (page 29). The proposed district would be generally consistent with these principles.

Within each residential district, proposed landscaping and architectural standards are incorporated directly into the applicable district, as opposed to residing within a separate section of the ordinance. Proposed architectural standards and landscaping standards closely approximate those within existing W-WT ordinances, with some improvements to required building materials.

Business Districts

The proposed Towne Road Crossing PUD would provide for three areas for non-residential uses: a "Multi-Use District," an "Airport Hospitality District," and a "Neighborhood Commercial District." The provisions of the "Multi-Use District" and the "Airport Hospitality District" would be most similar to the terms of the General Business (GB) District, with additional restrictions in place on types of uses, landscaping, and architecture. The provisions of the "Neighborhood Commercial District" would be most similar to the terms of the Local Business (LB) District, also with additional restrictions in place for types of uses, landscaping and architecture. Where both the "Airport Hospitality District" and the "Neighborhood Commercial District" abut the right-of-way of State Road 32, additional minimum square-footage restrictions and architectural requirements have been included to inspire compliance with the Pedestrian Corridor recommendations of the Westfield Thoroughfare Plan.

Infrastructure

The petition proposes the provision of additional right-of-way abutting existing public roads in accordance with the widths recommended by the Westfield Thoroughfare plan. The petition further proposes the provision of an internal right-of-way that would facilitate the realignment and extension of Towne Road from its current terminus to the south right-of-way of State Road 32. Right-of-way for the extension of Towne Road north of the State Road 32 right-of-way would also be provided within the subject site. The petition further proposed to reserve additional right-of-way for the potential extension of Towne Road along the original alignment should the Town choose to do so.

Aspects of the proposed development would require modification to the existing standards of improvement for public rights-of-way. The petition proposes boulevard streets, streets with reduced rights-of-way, curve radii, and design speeds. Several of these proposed modifications would be to enable the conservation-design subdivision proposed. Other aspects of the proposed PUD would limit direct access points to the proposed commercial areas from State Road 32, and would establish increased access drive separation between private interior roads and State Road 32.

The petition clearly establishes WPWD as the authority in terms of approval and acceptance of infrastructure.

INDIANA CODE

IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Westfield 2007 Comprehensive Plan recognizes the uses provided for in the Towne Road Crossing PUD, and reflects these uses on the future land use map (pg. 17). The proposed land uses provided for by the terms of the Eagletown PUD would be generally consistent with the recommendations of the Plan.

2. Current conditions and the character of current structures and uses.

The subject site is improved with single-family dwellings and various single-family and agricultural outbuildings, and portions of the subject site are used agriculturally. Abutting properties are improved with single-family detached dwellings or are used agriculturally.

3. The most desirable use for which the land is adapted.

The proximity of portions of the subject site to an existing major thoroughfare, the influence of other major planned thoroughfares, and the major infrastructure improvements anticipated by the Water and Sewer Master Plan have the potential to make the land less-suitable for continued agricultural use. Given these influential factors, the proposal may represent the most desirable use for the subject site.

4. The conservation of property values throughout the jurisdiction.

This proposed change is expected to have neutral or positive impacts on property values within the vicinity and jurisdiction.

5. Responsible growth and development.

The subject site abuts the existing corporate limits, and is located in an area anticipated to undergo major infrastructure investment. The site is contiguous to other major pending developments, and development of the subject site would be consistent with the principle of contiguous growth.

RECOMMENDATION

Forward a positive recommendation to the Westfield Town Council.

AFS